

Request for Conceptual Proposals

PRESTON SCHOOL OF INDUSTRY

UPDATED 5/26/2023
Ione, California



An opportunity for innovation and purpose

The roughly 80 acres and 390,000 square feet of campus improvements that are offered are sited within the limits of the City of Lone in Amador County, California. Originally known as Preston School of Industry, construction of the facility began in 1891 as one of the two original State of California reform schools.

Preston opened in 1894 with just one building, a Richardsonian Romanesque administration building now known as "The Castle." While the Castle has been transferred to a non-profit, the campus includes twenty-nine significant buildings in a wide variety of sizes and uses. Due to a declining number of youthful offenders committed to state facilities, Preston Youth Correctional Facility closed permanently in June 2011. The rolling terrain, access to the burgeoning foothills wine region, and unique structures and setting offer the building blocks for creative, adaptive reuse of the property for a purpose consistent with the ideals of the City of Lone and Amador County.

If you have the vision, the drive, and the resources, this is an opportunity not to be missed. I look forward to talking with you.

Sincerely,

Jonathan Heim
Asset Enhancement
California Department of General Services



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EXECUTIVE SUMMARY

The California Department of General Services (“DGS”) is seeking a qualified organization/developer to purchase and transform the Preston School of Industry (“Preston”) into a single user purpose or mixed use development that will bring economic growth to the region. We are anticipating a two-step proposal process.

STEP 1
Interested parties may first submit concept proposals for the purchase and development of Preston along with a summary of their experience and financial qualifications.

STEP 2
We anticipate that after review of the concept proposals, we will invite a limited number of respondents to submit a more detailed proposal. After evaluation of the detailed proposals, DGS will enter into negotiations with an organization for the sale of the property.

Opportunity

Create an 80-acre campus or mixed use development, repurposing existing buildings, when economically viable, for a use or uses that will enhance the local community and local economy. *The existing buildings and infrastructure require significant upgrades.*

Location

Preston is located within the city limits of Lone, Amador County, in Northern California.

Qualifications for Proposers

DGS welcomes concept proposals from end users and developers. Proposers must have the financial and management capacity to finance and oversee the development of Preston to the proposed end use. Qualified teams must have a demonstrated ability to successfully develop the property.

Selection Process:

Request for Concept Proposals (RFCP) - Please submit a concept consistent with this request for the use/development of Preston along with your professional and financial qualifications to undertake a project of this magnitude (Step 1). After we review the submissions, we will invite selected organizations to submit a proposal in response to a more detailed request for proposals (Step 2).

Site Access

Site access appointments are available. Please contact Jon Heim at: jonathan.heim@dgs.ca.gov

Response to RFCP Due

Thursday, November 16, 2023 at 5 pm PDT

Contact

California Department of General Services
Asset Enhancement, Attn: Jon Heim
707 Third Street, Fifth Floor, West Sacramento, CA 95605
(279) 799-3705
Jonathan.heim@dgs.ca.gov



PROJECT OBJECTIVES

The State of California has the following objectives for the sale:

Rehabilitate vintage building resources:

When physically and economically possible the vintage buildings will be rehabilitated. The buyer will address historical impacts during the entitlement process.

Enhance the economic environment of the City of Ione and the County of Amador:

The development of Preston will contribute to the financial sustainability of the local community.

Deliver the improvements expeditiously:

Preston will be developed expeditiously.

Target Price:

DGS has a target value of approximately \$10mil. The ultimate sale could be more or less depending upon many factors.

The Preston Castle Foundation:

While separate from the state's RFCP for the 80 acres, The Preston Castle Foundation is enthusiastic to discuss concepts for the historic Castle (please refer to the Appendix)

The State of California, County of Amador, City of Ione, and the Castle Foundation look forward to working with the future owners of the Preston School of Industry.

AT THE HEART OF THE MOTHER LODGE

The City of Ione and Amador County

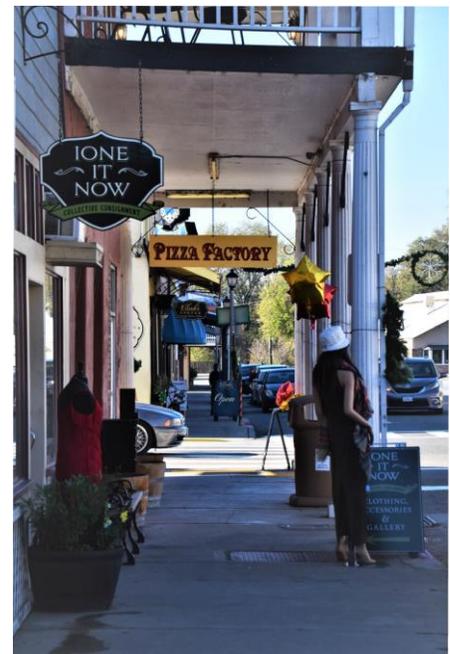
THE CITY OF IONE

The City of Ione is located in the southwestern corner of Amador County approximately 40 miles southeast of Sacramento and 35 miles northeast of Stockton and is situated along the banks of Sutter Creek, a tributary of the Mokelumne River, in the Ione Valley near the base of the Sierra Nevada foothills.



Ione is one of five cities located in Amador County and serves as the gateway to the Mother Lode region from the Central Valley. The city was first settled during the Gold Rush era. Unlike most of the other communities in Amador County, which began as gold mining camps, Ione originated as a supply center and stage stop along the main road to the Mother Lode's Southern Mines. During the second half of the 19th century, the city grew to prominence as an agricultural and industrial center and railroad stop.

Ione continues to serve as one of Amador County's principal social and economic centers. The CalFire Training Facility and Mule Creek Prison, several mining operations, and numerous farms and ranches serve as the community's largest employers. Castle Oaks golf course and thriving winery businesses draw visitors to play and live in the surrounding community. As of 2019 the population of Ione is about 7,753 people.



The City of Lone has a historic downtown with a variety of retail businesses and City offices, surrounded by residential areas. Industrial uses, mining operations, and grazing and agricultural activities are located on the fringes of the City and outside the City limits. The Mule Creek State Prison and the California Department of Forestry Fire Protection Training Academy (CAL FIRE) are located in the northwestern portion of the City, adjacent to the Preston property.

AMADOR COUNTY

The population of Amador County in 2017 was 38,382, with a population of 22,233 in unincorporated areas, and 16,149 in incorporated areas. Amador County's population has increased over the past 67 years from just 9,151 in 1950 to 38,382 in 2017.

Amador County's largest employer is the public sector, accounting for 40 percent of all wage and salary jobs. Many of these positions are associated with Mule Creek State Prison, which houses approximately 3,600 inmates and employs more than 1,300 guards and support staff. Additional surrounding land uses are mostly single-family, agriculture and mining with Lone ranking 6th in community safety in California.



Still photography pages 3 and 4:

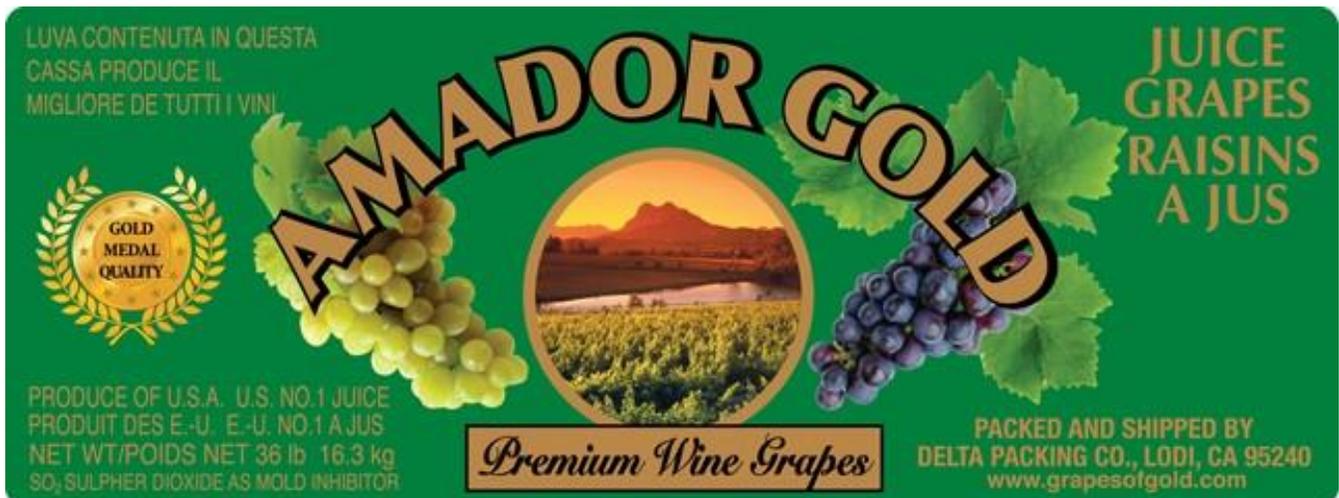
Jon Younger Photography
jondyounger64@gmail.com

(cont. The City of Ione and Amador County)

Location	Population			Percent Change 2000-2013
	2000	2010	2013	
Amador County	35,100	35,009	37,123	6%
Amador City	201	196	182	-9%
Ione	7,214	7,129	7,259	1%
Jackson	4,467	3,898	4,600	3%
Plymouth	957	980	991	4%
Sutter Creek	2,342	2,303	2,478	6%
Unincorporated County	19,919	20,503	21,640	9%

The per capita income in Amador County is \$44,019 and the average salary per worker is \$56,628. During 2016, the largest employment gains were observed in government (+490 jobs). Several sectors were characterized by small gains, including education and healthcare (+60 jobs), leisure and hospitality (+20 jobs), professional and business services (+20 jobs), and agriculture (+20 jobs). The new home communities of Castle Oaks and Wildflower offer homes in the \$350,000 to \$500,000 price ranges.

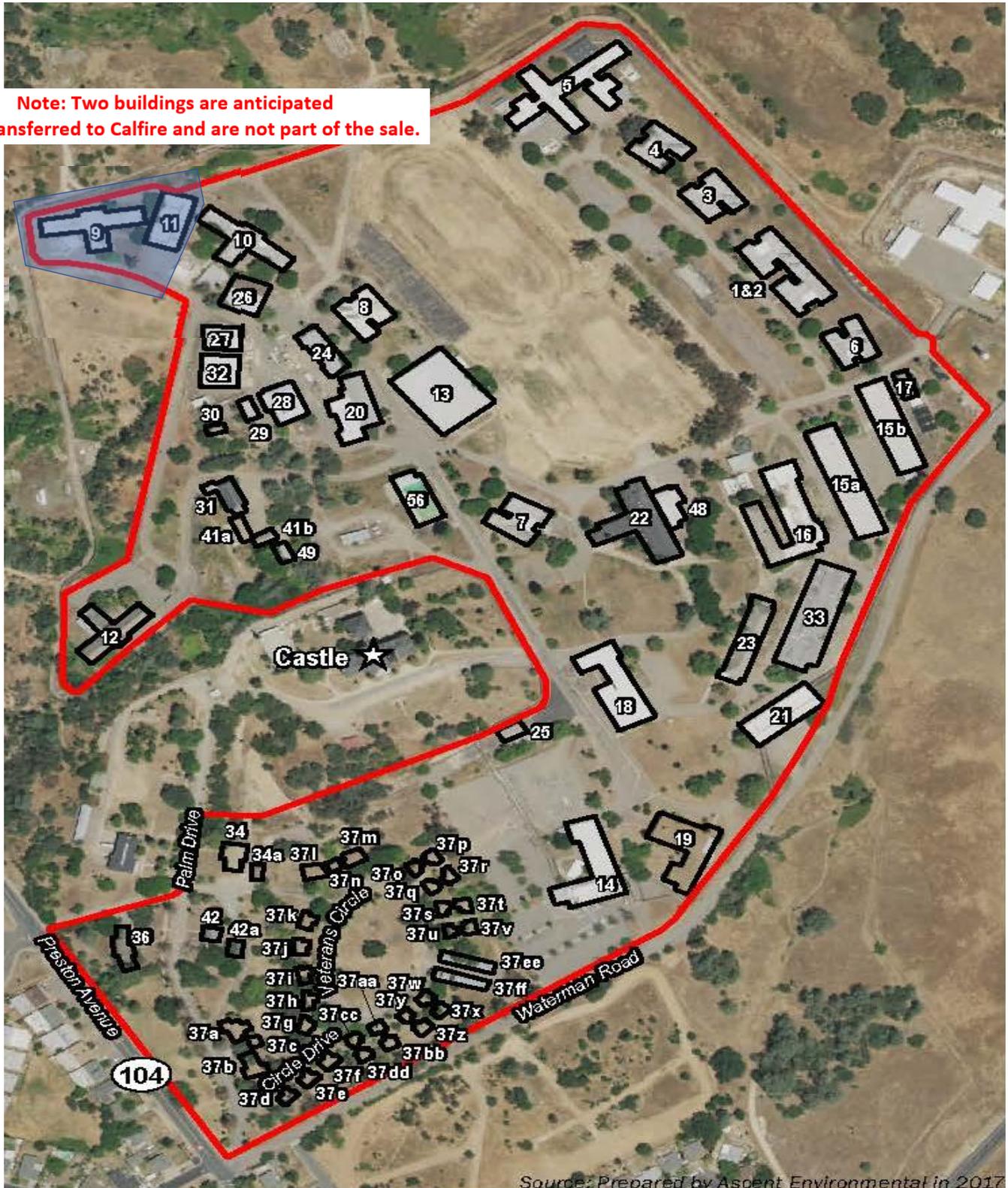
The Amador Vintners Association have 40 member wineries with tasting rooms in the Shenandoah Valley, Fiddletown, Sutter Creek, Willow Creek and Ione areas offering superb wines which have earned Amador County international acclaim.



Preston Site Map

The Preston School of Industry campus is located just north of Downtown Lone.

Note: Two buildings are anticipated to be transferred to Calfire and are not part of the sale.



..... **Legend**

-  Site
-  Buildings



- | | | | |
|------------|-------------------------------------|--------------|-----------------------------|
| 1..... | Fir Lodge | 23..... | Hospital and Cedar Lodge |
| 2..... | Evergreen Lodge | 24..... | Maintenance Auto Shop |
| 3..... | Arbor Lodge | 25..... | Security Section |
| 4..... | Greenbrier Lodge | 26..... | Carpentry Shop & COP Office |
| 5..... | Sequoia/Ironwood | 27..... | Paint Shop |
| 6..... | Buckeye Lodge | 28..... | Boiler House |
| 7..... | Hawthorn Lodge | 29..... | Maintenance Shop |
| 8..... | Manzanita Lodge | 30..... | Quonset Hut |
| 9..... | Oak Lodge | 31..... | Detention Center |
| 10..... | Redwood Lodge | 32..... | Power Plant |
| 11..... | Auxiliary Dining Room School | 33..... | Commissary |
| 12..... | Tamarack Lodge/Custodial Building | 34..... | Officer's Clubhouse |
| 13..... | Gym & PE Office | 34a..... | Clubhouse Garage |
| 14..... | Administration | 36..... | Superintendent's Residence |
| 15a-b..... | Vocational Education | 37a-dd..... | Employee Cottages |
| 16..... | Academic School/Caminetti Hall | 37ee-ff..... | Employee Garages |
| 17..... | Horticulture Classroom | 41a..... | Garage |
| 18..... | Program Center | 41b..... | Greenhouse |
| 19..... | Chapel & Auditorium | 42..... | Officer's Cottage |
| 20..... | Maintenance Shops & Laundry | 42a..... | Officer's Cottage Garage |
| 21..... | Commissary | 48..... | Bakery |
| 22..... | Staff Dining/Refectory | 49..... | Maintenance Landscape |
| | | 56..... | Pool |



BUILDINGS AND SITE

The Preston School of Industry

Originally known as Preston School of Industry at Waterman, construction of the facility began in 1891 under Senator Edward M. Preston's 1889 "Reform School Bill" which called for the establishment of two state reform schools. Preston opened in 1894 with just one building, a Richardsonian Romanesque administration building now known as "The Castle." The old administration building was listed on the National Register of historic Places in 1975. Due to a declining number of youthful offenders committed to state facilities, Preston Youth Correctional Facility closed permanently in June 2011.

CDCR determined a portion of the property to be surplus to their needs in 2014 and the balance of the campus was declared surplus in 2018 whereupon the California State Legislature authorized the Department of General Services to sell the property.



Dining Hall



Hospital



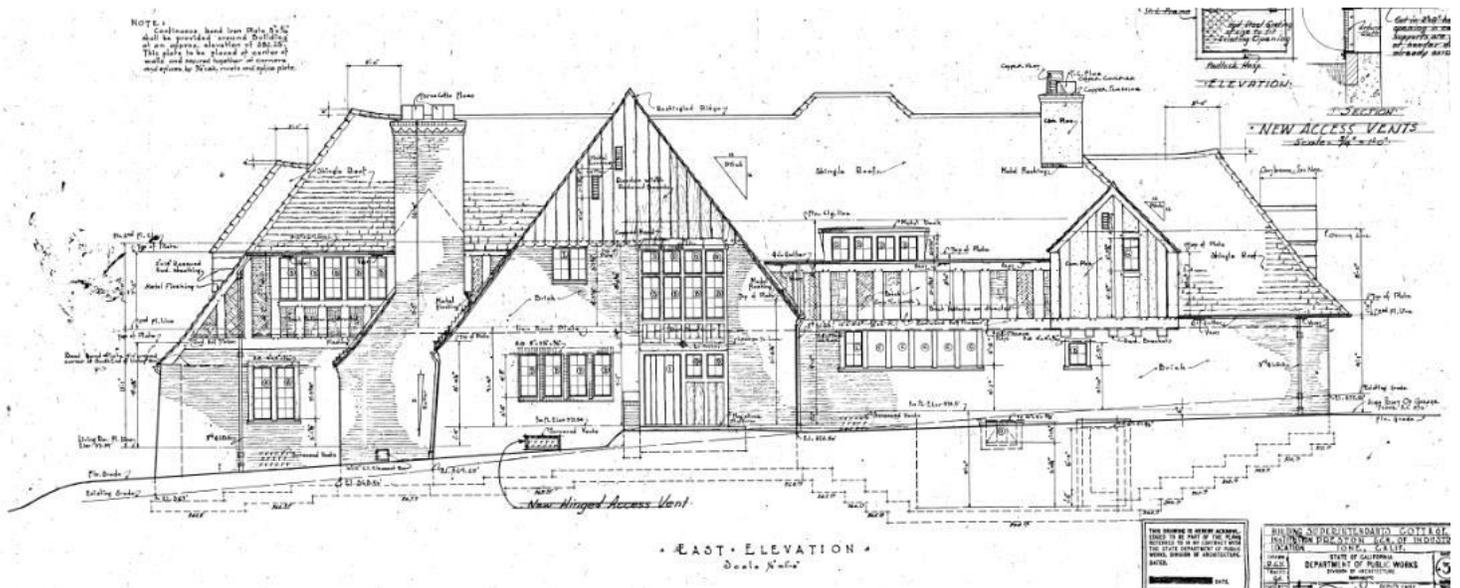
Building types include dormitories, educational buildings, offices, garages, a gymnasium, chapel and auditorium, hospital, kitchen, laundry, clubhouse, firehouse, warehouses and maintenance facilities. The campus is surrounded with high fencing with the exception of the old staff housing area. Utilities that are in common are neighboring state facilities will be discontinued and the new owner will establish utility service with the City and other providers.

Preston is laid out in two functional regions – the employee area and the secured perimeter. The former employee area is located at the southern end of the site, bounded by Waterman Road to the south and Preston Avenue (SR 104 to the west). This section includes the remains of numerous employee cottages, located along Circle Drive and Veterans Circle; the superintendent's building, the officer's and business manager's cottages, the employee clubhouse, the Colonial, and the Castle are located along Palm Drive. The secured perimeter is located north of the employee section and includes the youth dormitories, vocational shops, educational facilities, and associated buildings (see map on page 7).



Images of Preston

The Preston School of Industry was built in 1894 as a reform school and was in continual use until it closed in June of 2011.



Superintendent's Residence





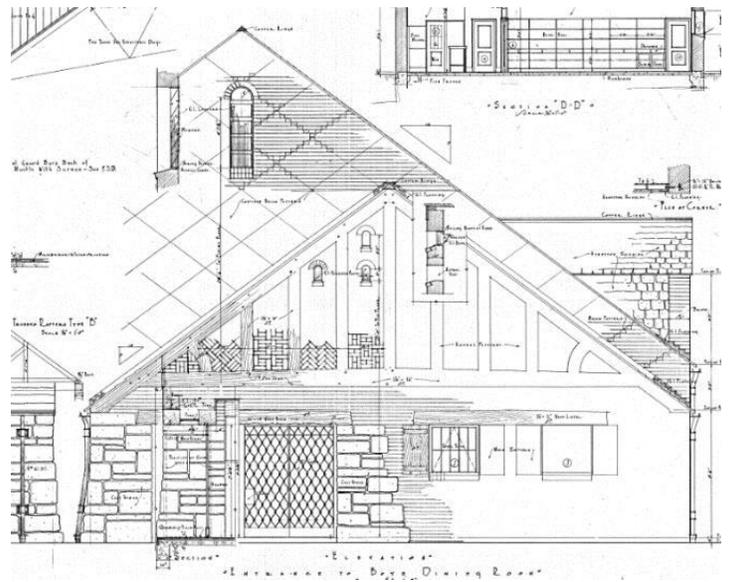
Hospital



Wood Shop



The Feast Food Services



Dry Storage



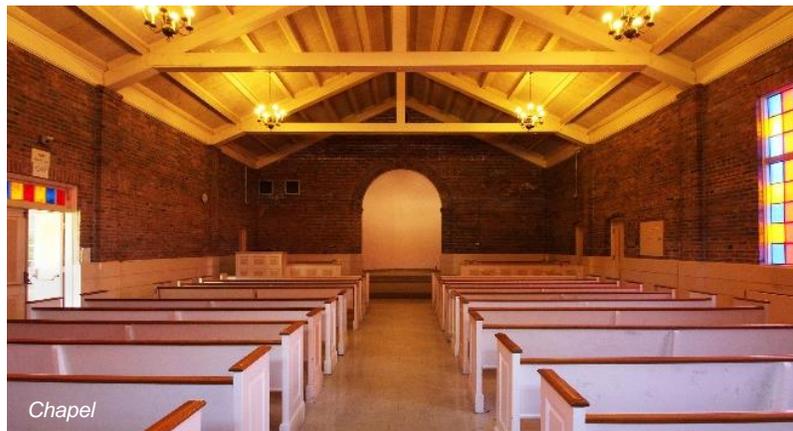
Power Plant



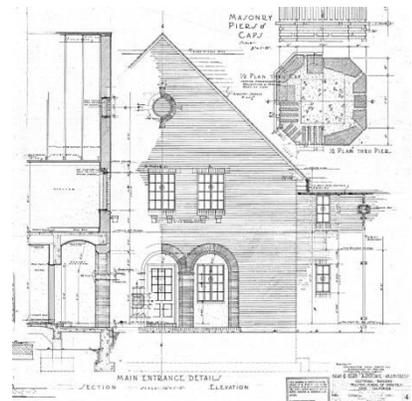
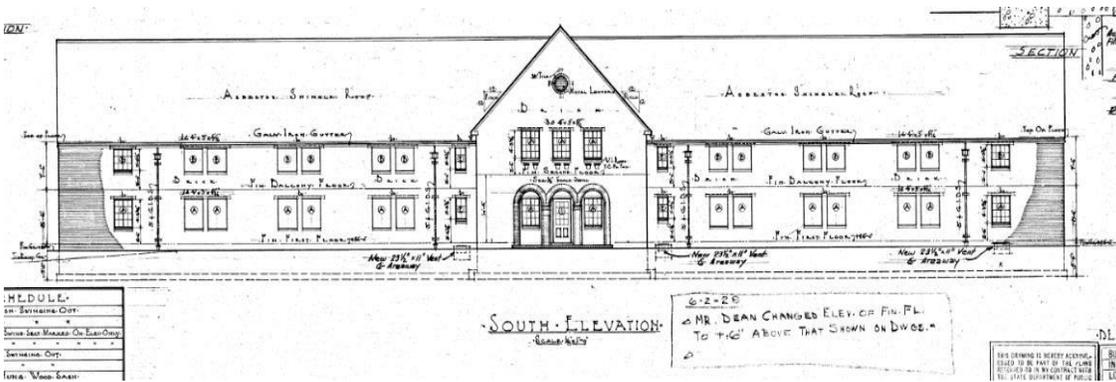
Boilers



Chapel



Chapel

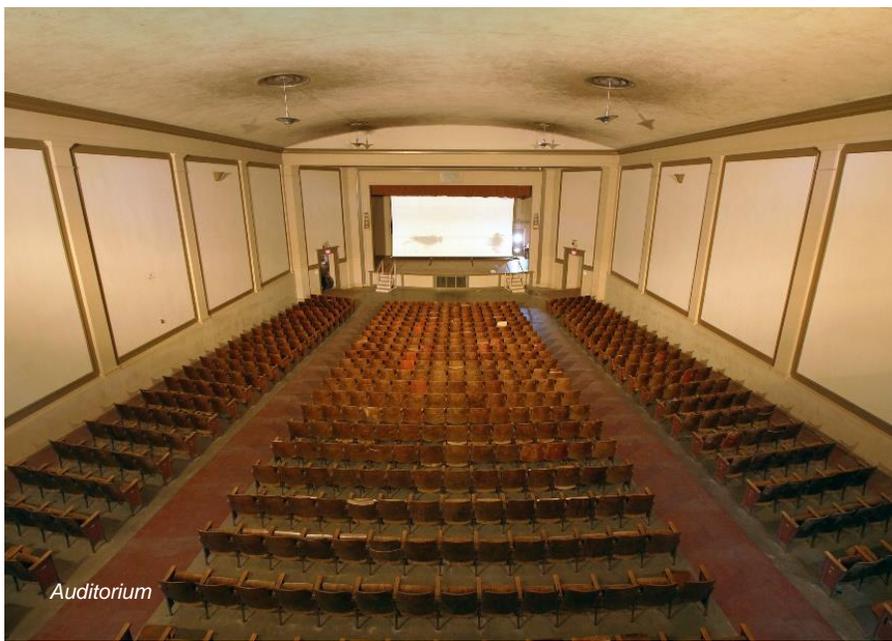




Maintenance



Mechanical Room



Auditorium

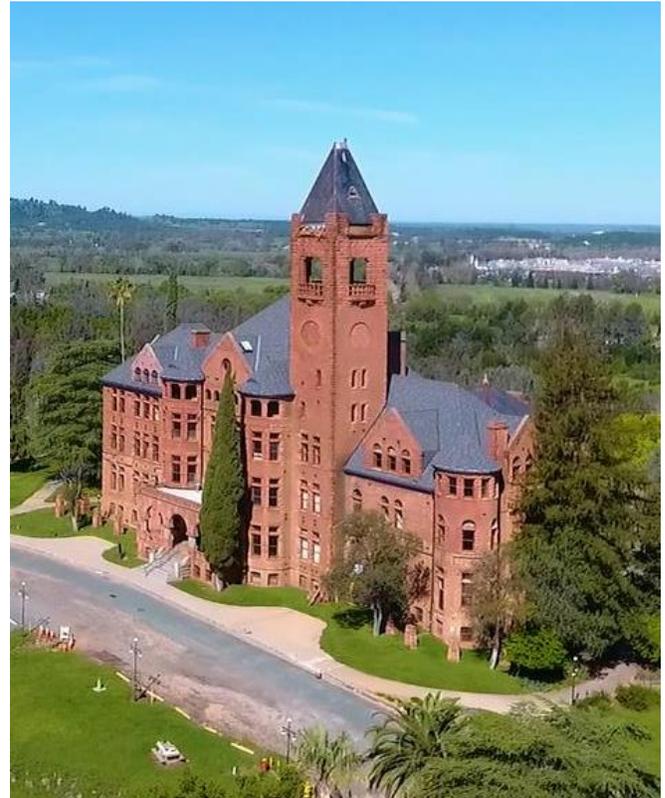
THE CASTLE

Please refer to the Appendix (page 19) for the Castle opportunity.

The old administration building, also known as “The Castle” was listed in the National Register of Historic Places (NRHP) in 1975 and is also a California Historical Landmark and was transferred, along with a few other buildings, to a non-profit organization. As stated in the National Register of Historic Places the Castle (administration building) “is the most significant representative of Romanesque Revival architecture in the Mother Lode Region.”

The eclectic architectural style evident in the castle design is very similar to the inner city schools of the period throughout the nation. The fact that the building was planned and built as a “school” and not a “prison” is standing evidence of correctional reform trends, for juveniles in the State of California, which took a giant step forward with the opening of the Preston School – it represents the State of California’s first major attempt at prison reform for young offenders.” (NPS 1975)

The Castle is prominently located on a hill and is one of the first identifying features of the City of Lone.



The Colonial Building

SUBMITTAL REQUIREMENTS

The Department of General Services is seeking responses that address the Preston School of Industry transaction goals and respond to the items identified below. Concept proposals should not exceed 25 pages, excluding any attachments.

A. Transmittal Letter

The transmittal letter must include:

1. Name of submitting organization, or name and relationship of the organizations included in a consortium, if applicable.
2. Legal structure and date established, if applicable, of the organization submitting.
3. Name, signature, title, address, telephone number, and email address of the person(s) authorized to negotiate on behalf of the submitting company or organization.
4. Relationship and role of all team members and organizations included in the proposal, if applicable.

B. Concept Proposal (25 pages maximum)

Please provide the following and any other relevant information to describe your concept for the Preston School of Industry campus:

1. Please describe the types of uses, activities, and programs to take place at the property as well as the impact you expect them to have.
2. Provide a conceptual layout showing proposed uses, etc.

C. Qualifications and Experience

Please provide the following and any other information to demonstrate your qualifications and experience to redevelop the Preston School of Industry:

1. Describe the qualifications of the project principal and other team members to meet the DGS project objectives.
2. Describe your team members' experience with projects of similar scale and complexity.

D. Financial Capacity

Please provide the following and any other relevant information to demonstrate the financial capacity to redevelop the Preston School of Industry:

1. How the redevelopment of Preston will contribute to the financial sustainability of the local community
2. Proposed financing strategy to support your concept including amount and source(s) of all capital (equity, debt, other) and guaranties

E. Deadline and Delivery

Respondents must submit one complete submittal (transmittal letter, concept proposal, qualifications and experience, and financial capacity) in PDF format. All submissions become the property of DGS. Responses must be received by DGS no later than 5 pm Pacific Daylight Time on November 16, 2023.

Proposals must be submitted by:

1. **Emailing Jon Heim at jonathan.heim@dgs.ca.gov; and**
2. **Uploading to [Box.com](https://www.box.com) and email the link to Jon Heim**



Still photography brochure credit:

BRETT LEIGH DICKS | Photographer

www.brettleighdicks.net



APPENDIX

The Castle Opportunity

The old administration building, also known as “The Castle” was listed in the NRHP in 1975 and is also a California Historical Landmark and was transferred, along with a few other buildings, to a non-profit organization. As stated in the National Register of Historic Places the Castle (administration building) “is the most significant representative of Romanesque Revival architecture in the Mother Lode Region. The eclectic architectural style evident in the castle design is very similar to the inner city schools of the period throughout the nation.”

- The total square footage of the castle is approximately 50,000 square feet which includes the basement and four floors as well as a three-story annex.
- The Preston Castle and surrounding property, just under 13 acres, is owned by the Preston Castle Foundation. The Preston Castle site was deeded to the Foundation by the State of California on November 7, 2014.
- The mission and purpose of the Preston Castle Foundation is to preserve, rehabilitate, and utilize the historic Preston Castle site. While the Foundation will not entertain the sale of the building, the Foundation would consider a long-term participating ground lease to a developer or entity that has a track record of successfully rehabilitating significant historic resources as well as the proven financial capacity to see a project of this magnitude to a successful completion.

Contact the Castle Foundation:
Karl Knoblauch, President
Phone: 209-256-3623
Email: ionevalley@yahoo.com

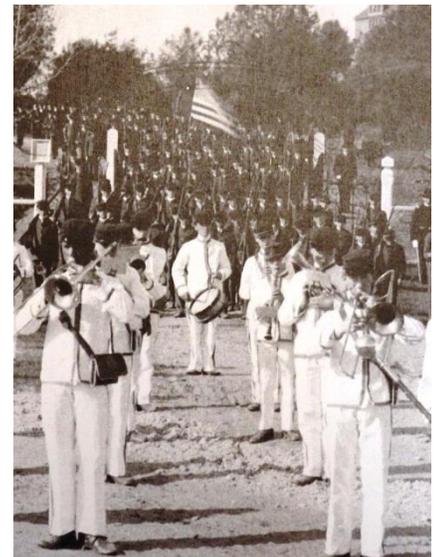
DISCLOSURES

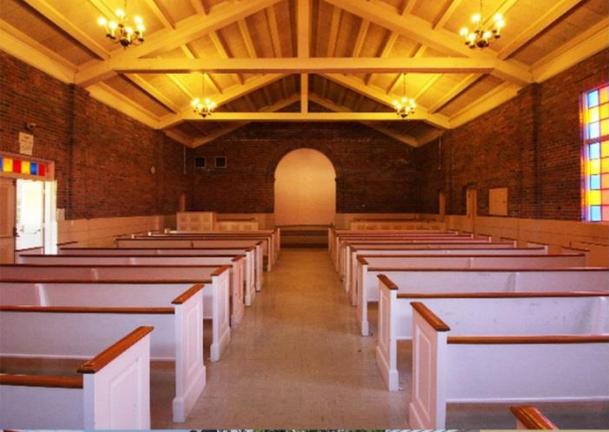
DGS reserves the right to postpone selection for its own convenience, or to withdraw this RFCP at any time and to reject any and all submittals without indicating any reason for such rejection, or to contract with any, or none of the responding development teams. As a function of the contract process, the DGS reserves the right to remedy technical errors in response to the RFCP.

Submittals and other materials submitted will not be returned. All submittals will become public records upon the eventual sale. If a submittal includes proprietary information exempt from public disclosure, it should be clearly designated as such so that a claim of exemption may be made in response to a public disclosure request. No assurance can be given, however, that any information so designated would not ultimately be deemed subject to public disclosure. The DGS reserves the sole right and privilege to judge the responses to this RFCP of the responding development teams based on the evaluation criteria, and to accept a submittal or to reject any or all submittals. The DGS also reserves the right to cancel in whole or in part, this RFCP and to waive immaterial defects and minor irregularities in submittals. This RFCP is not a contract or a commitment of any kind on the part of the DGS and does not commit the DGS to award. In no event shall the State be responsible for any real estate brokerage fees.

In August 2022, the Preston School of Industry was nominated to the National Register of Historic Places (NRHP). The Preston School of Industry Historic District is approximately 320-acres consisting of 82 buildings, the most prominent of which is Preston Castle, which was listed in the NRHP in 1975. Redevelopment of a NRHP historic district could be eligible for federal or California tax incentives and programs (learn more about federal here https://ohp.parks.ca.gov/?page_id=25007 and California here https://ohp.parks.ca.gov/?page_id=27495) . Redevelopment or major modifications to the buildings or site would require consideration/ approval by the City of Lone, necessitating environmental analysis under the California Environmental Quality Act. It is recommended that any modifications be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties to help facilitate the environmental review process.

On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (the EO) regarding Economic Sanctions against Russia and Russian entities and individuals. “Economic Sanctions” refers to sanctions imposed by the U.S. government in response to Russia’s actions in Ukraine, as well as any sanctions imposed under state law. By submitting a bid or proposal, Contractor represents that it is not a target of Economic Sanctions. Should the State determine Contractor is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for rejection of the Contractor’s bid/ proposal any time prior to contract execution, or, if determined after contract execution, shall be grounds for termination by the State.





Jonathan Heim
Asset Enhancement
California Department of General Services
Jonathan.Heim@dgs.ca.gov

CONTACT

